



GRASSROOTS
REALTY GROUP

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21522 Sheriff King Street SW
Calgary, Alberta

MLS # A2352471

\$481,900

Division:	Pine Creek		
Type:	Residential/Triplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,437 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Charlotte by Partners Homes — stylish, modern living with NO condo fees! Nestled in the sought-after southwest community of Sirocco, this brand-new townhome offers 1,436 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms, 2.5 bathrooms, contemporary finishes, and the added peace of mind of comprehensive new home warranty coverage. Surrounded by rolling foothills, scenic pathways, and expansive green spaces, Sirocco offers a wonderful blend of natural beauty and everyday convenience. Enjoy professionally completed front landscaping, rear lane access, and a gravel parking pad with the potential to build a future garage. Step inside to a bright, open-concept main floor designed for both relaxed everyday living and effortless entertaining. The stylish kitchen is a standout, featuring quartz countertops, an upgraded backsplash, stainless steel appliances with an upgraded refrigerator, and contrasting cabinetry on the lower cabinets and island for a custom designer touch. The adjoining dining and living areas create a welcoming space to gather with family and friends, while an upgraded electric fireplace adds warmth and ambiance. Durable luxury vinyl plank and luxury vinyl tile flooring complement the comfortable carpet, delivering the perfect balance of style and practicality. A convenient rear gas line makes summer BBQs easy, and 200-amp electrical service adds extra capacity for modern living. Upstairs, retreat to the spacious primary suite, complete with a walk-in closet and an upgraded ensuite featuring dual sinks and an enlarged shower. Two additional bedrooms offer plenty of flexibility for family, guests, or a dedicated home office, while a full bathroom and convenient upper-floor laundry with a full-size stacked washer and dryer make daily routines a breeze. The unfinished basement provides

excellent storage today, with plenty of potential to create additional living space in the future. Life in Sirocco means embracing the outdoors, with over five kilometres of scenic pathways, parks, playgrounds, and preserved natural green spaces, all alongside the prestigious Sirocco Golf Club. When it's time to head out, enjoy easy access to Macleod Trail, Stoney Trail, Spruce Meadows, Fish Creek Provincial Park, and the shopping, dining, and everyday amenities of Silverado, Legacy, Walden, and Shawnessy. Brand-new style, thoughtful upgrades, room to grow, and no condo fees — the Charlotte is an exceptional opportunity to enjoy modern living in one of Calgary's desirable southwest communities.